

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Old Felixstowe Community Hall on **Wednesday 5 October 2016** at **9.15am**

PRESENT: Cllr A Smith (Chairman) Cllr S Gallant
Cllr Jon Garfield (Vice-Chairman) Cllr D Savage
Cllr S Bird Cllr Jan Garfield
Cllr S Wiles Cllr K Williams

OFFICERS: Mr A Tadjrishi (Town Clerk)
Mrs R Jones (Estates Officer)

IN ATTENDANCE: 79 members of the public

Prior to the meeting commencing the Chairman advised that there would be an extended public session of 30 minutes to hear from members of the public specifically on application DC/16/3776/ARM.

PUBLIC SESSION

Committee heard representations from 12 members of the public on DC/16/3776/ARM outlining their reasons why they believed the application should be rejected.

255. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr G Newman**.

256. DECLARATION OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr S Gallant Cllr D Savage Cllr A Smith	All	Local Non-Pecuniary (as Members of Suffolk Coastal District Council)

257. REQUEST FOR DISPENSATION

There were none.

258. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 21 September 2016 be signed by the Chairman as a true record.

259. PLANNING APPLICATIONS

Committee considered the following planning applications received since the last meeting and **RESOLVED** to submit the following observations to Suffolk Coastal District Council:

a	<p>DC/16/3776/ARM Submission of reserved matters pursuant to outline planning permission DC/13/3069/OUT for the creation of 198 no. one, two, three and four bedroom houses and apartments, plus associated roads, paths, driveways, car parking, landscaping and public open space. Land West Of Ferry Road Residential Centre Ferry Road</p> <p>Committee accepts that this development now has outline planning permission, despite its recommendation to refuse the original application; and that development is inevitable on this site.</p> <p>However, Committee recommends REFUSAL for this Reserved Matters application as presented on the basis that the combination of density and design lead to several unacceptable outcomes.</p> <p>Namely:</p> <ul style="list-style-type: none"> i. The close juxtaposition of plots 148-151, 153 and 168 as proposed would lead to unacceptable levels of overbearing loss of amenity to existing adjacent properties; ii. Members do not accept that 3 storey flats can be appropriately fitted in this location, notably due to the proximity of the AONB; iii. There are a number of historically justified local concerns about foul drainage capacity, it is essential that these are fully and adequately addressed; iv. Similar concerns are held over surface water drainage; v. Committee was pleased to see footpath FP7 retained as a Public Right of Way. However it strongly believes that this should be retained as a green footway and not fragmented by the urban elements, in line with the recommendations of the Suffolk County Council Rights of Way Officer to this application; and, vi. The intensity of the development as proposed will mean the number of vehicles exiting and entering the site will put an unacceptable burden on existing highway infrastructure. <p>Therefore Committee recommended REFUSAL as it stands.</p>
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At this point in proceedings, 1.15pm, the Chairman directed that the meeting would be adjourned and reconvened at the Town Hall at 2.15pm.

Cllrs A Smith, S Bird and K Williams left the meeting at this point.

Vice-Chairman Cllr Jon Garfield in the chair.

b	DC/16/3767/FUL Proposed single storey extension, together with alterations and provision of cart port 28 Berners Road
Committee recommended REFUSAL. Whilst Members were generally content with the alterations proposed for the house, they were concerned about the effect the erection of the car port could potentially have blocking up the rear access to adjacent properties on Berners Road adversely affecting their residential amenity contrary to policy in DM23(e).	
c	DC/16/3630/FUL To divide existing 5 bed dwelling into two separate 3 bed and 2 bed dwellings. 276 High Street Walton
Committee recommended APPROVAL subject to Highways' approval of the parking arrangements at the front of the property and should approval be granted, asked that adequate drainage of surface water from the new driveway be provided to prevent it escaping onto the footpath and highway abutting the site.	
d	DC/16/3775/VOC Variation of Conditions 2 & 13 of Planning Consent DC/14/0358/FUL (Erection of four single-storey dwellings). Land At Parsonage Close
Committee recommended APPROVAL.	
e	DC/16/3696/FUL Rear extensions and alterations High View The Ferry
Committee recommended APPROVAL.	
f	DC/16/3949/FUL Proposed single storey rear extension 95 Ranelagh Road
Committee recommended REFUSAL on the grounds that the considerable depth and full width of the proposed rear extension, particularly where it abutted the neighbours boundary to the North at number 97 Ranelagh Road, constituted over-development of the plot contrary to Policy DM21(a) and that the resulting physical relationship would lead to a loss of outlook and access to daylight and sunlight contrary to Policy DM23(b),(e) and SPG16.	

g	DC/16/3782/TCA Rowan Tree to side of house - Prune to reshape and minimise boundary overhang and shading. 2no. Apple trees to front of house (RHS) to be felled - trees in advanced decline. 58 Orwell Road
Committee had no objections to this work.	

260. PLANNING DECISIONS

RESOLVED that the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of the agenda for this meeting be noted.

261. CORRESPONDENCE

None.

262. CLOSURE

The meeting was closed at 15.35pm. The date of the next meeting was noted as being Wednesday 19 October 2016, 9.15am at Felixstowe Town Hall.

Date: _____

Chairman: _____